

COUNTY OF SAN DIEGO TPM 21133
Log No. 08-14-015
CARNEVALE TENTATIVE PARCEL MAP

LOT AREA ANALYSIS

- 1) TOTAL GROSS AREA OF SUBDIVISION: 12.44
2) STREET AREAS:
PRIVATE-47,480 SQ FT/1.09 AC

LOT	GROSS AREA	EASEMENT	NET AREA
1	2.18	0.18	2.00
2	2.24	0.24	2.00
3	2.25	0.24	2.01
4	2.42	0.42	2.00
REMAINDER	3.34	0	3.34

SHEET 1 OF 2 SHEET

LEGAL DESCRIPTION

PORTION OF THE NE QUARTER OF SECTION 11, T.16.S., R.1E., SBM. IN THE CONTY OF SAN DIEGO, STATE OF CALIFORNIA, APPROVED APRIL 10, 1886 AS SHOWN ON ROS 17838, RECORDED 6-8-2003

OWNERS CERTIFICATE

I CERTIFY THAT I AM THE RECORDED OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (e.g. PARCEL MAP, FINAL MAP, CERTIFICATION OF COMPLIANCE, RECORDED DEED BEFORE 2-1-72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODE, SHALL NOT BE CONSIDERED AS ROADS OR

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY, UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THE CERTIFICATION, THERE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING, OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION, OR PARTNERSHIP, FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY, UNDER PENALTY OF PERJURY, THAT THE FOREGOING IS TRUE AND CORRECT.
EXECUTED THIS 23 DAY OF AUGUST, 2010
AT SAN DIEGO, CALIFORNIA

KEITH AND JODEAN CARNEVALE
1863 HARBISON CANYON RD
EL CAJON, CA 92019
TELEPHONE: (619) 445-7752

ENGINEER OF WORK

DAVID EVANS AND ASSOCIATES
110 WEST A STREET, SUITE 1700
SAN DIEGO, CA 92101
PHONE (619) 400-0600
FAX (619) 400-0599



GENERAL NOTES

1. ASSESSOR'S PARCEL NO.: 513-092-34
2. TAX RATE AREA: 67007
3. EXISTING ZONING:

BOX 1	
ZONE	
USE REGULATIONS	A-72
ANIMAL REGULATIONS	O
DENSITY	.5
LOT SIZE (MIN)	2 AC
BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	C
OPEN SPACE	-
SPECIAL AREA REGULATIONS	-

BOX 2	
ZONE	
USE REGULATIONS	A-72
ANIMAL REGULATIONS	O
DENSITY	1
LOT SIZE (MIN)	1 AC
BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	C
OPEN SPACE	-
SPECIAL AREA REGULATIONS	POR F

4. COMMUNITY PLAN: CREST-DEHESA
5. GENERAL PLAN DESIGNATION: 1
6. REGIONAL CATEGORY: CT
7. TOTAL GROSS AREA: 12.44 AC
8. TOTAL NET AREA: 11.35 AC
9. MINIMUM LOT SIZE CREATED: 87,326 SQ FT/2.00 AC
10. TOTAL NO. OF LOTS: 4 WITH A REMAINDER LOT
11. THIS IS SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401(m), OF THE SUBDIVISION ORDINANCE. ALL LOTS SHALL HAVE AT LEAST 100 SQUARE FEET OF UNOBTAINED ACCESS TO SUN- LIGHT ON THE BUILDABLE PORTION OF THE LOT.
12. STREET LIGHTS TO BE INSTALLED AS REQUIRED BY THE COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS.
13. THERE ARE NO SPECIAL ASSESSMENTS PROPOSED FOR THIS DEVELOPMENT.
14. SOURCE OF TOPOGRAPHY AND BOUNDARY: THE EXISTING BOUNDARY SHOWN HEREON IS IN ACCORDANCE WITH ROS 17838 PREPARED BY JRN SURVEYING, RECORDED 6-8-2003. THE TOPOGRAPHIC DATA SHOWN HEREON IS REFERENCED FROM AERIAL PHOTO SURVEYS DATED 4-24-2006.
15. PARK FEES WILL BE PAID IN LIEU OF PARK LAND DEDICATIONS IF REQUIRED.
16. EARTHWORK QUANTITIES:
EXCAVATION: 2700 CY
EMBANKMENT: 2700 CY
17. THE LOT AREAS SHOWN INDICATE BOTH NET AND GROSS AREAS.
18. PRIVATE ROAD WILL BE MAINTAINED THROUGH A PRIVATE ROAD MAINTENANCE AGREEMENT.
19. SEE PRELIMINARY GRADING PLAN FOR PROPOSED ROAD AND PAD GRADING.
20. EXISTING WELL TO REMAIN.
21. ALL STRUCTURES ON THE REMAINDER PARCEL TO REMAIN.

PUBLIC SERVICES

SEWER DISTRICT: N/A-SEPTIC
WATER DISTRICT: PADRE DAM MUNICIPAL WATER
SCHOOL DISTRICTS: GROSSMONT UNION HIGH SCHOOL DISTRICT
DEHESA SCHOOL DISTRICT
FIRE DISTRICT: - SAN DIEGO RURAL FIRE PROTECTION DISTRICT
STREET LIGHTING: - COUNTY
TELEPHONE: - COX COMMUNICATIONS
GAS AND ELECTRIC: - SDG&E
CABLE TELEVISION: - COX COMMUNICATIONS

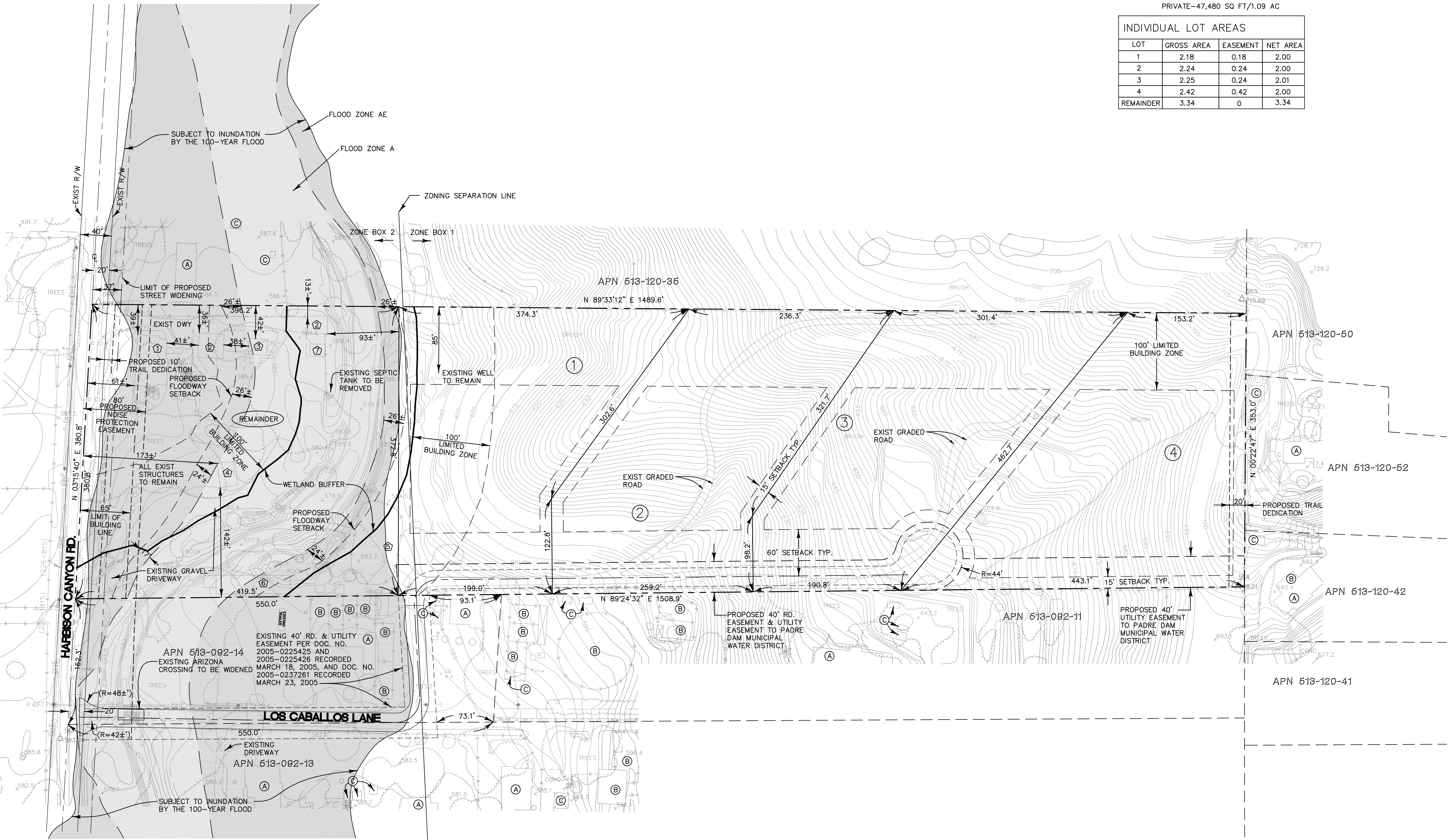
STREET NAMES APPROVAL:

THE PROPOSED STREET NAME SHOWN HEREON HAS RECEIVED PRELIMINARY APPROVAL.

NORA RIVERA (DPLU) STREET NAMES

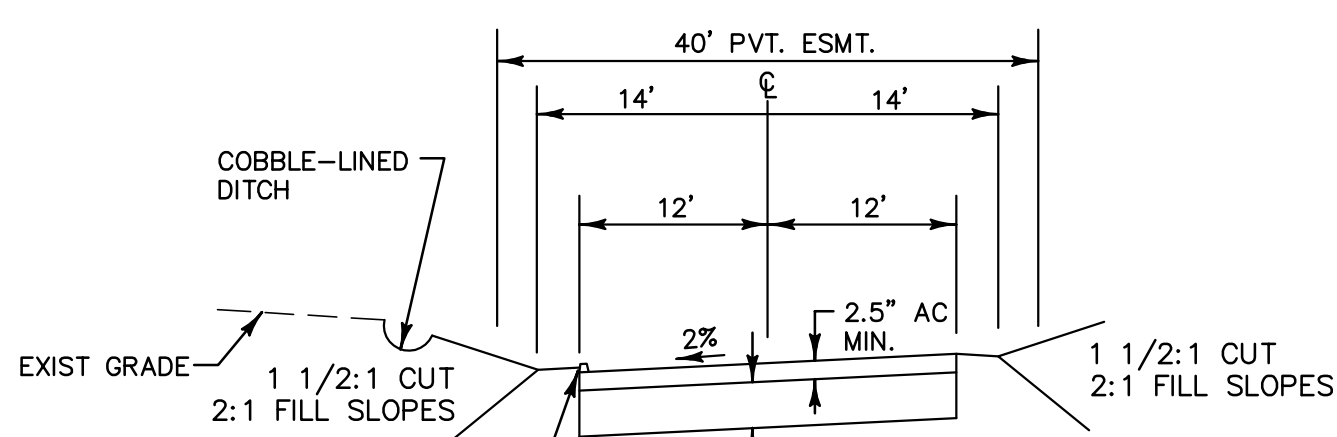
APPROVED BY:

DATE: 8-24-2010 WLO KDNV 002 DRT: SNYD CHK'D BY: PAM
DAVID EVANS AND ASSOCIATES INC.
110 West A Street Suite 1700
San Diego California 92101
Phone: 619.400.0600



- ① EXISTING 3 BEDROOM HOUSE TO REMAIN
② EXISTING 2 CAR GARAGE TO REMAIN
③ EXISTING 1 BEDROOM TO REMAIN
④ EXISTING SECOND DWELLING STUDIO TO REMAIN
⑤ EXISTING HORSE ARENA TO REMAIN
⑥ EXISTING HORSE CORRAL TO REMAIN
⑦ EXISTING SHADE COVER TO REMAIN
Ⓐ EXISTING BUILDINGS OFFSITE TO REMAIN
Ⓑ EXISTING CORRAL OFFSITE TO REMAIN
Ⓒ EXISTING OUT BUILDINGS OFFSITE TO REMAIN

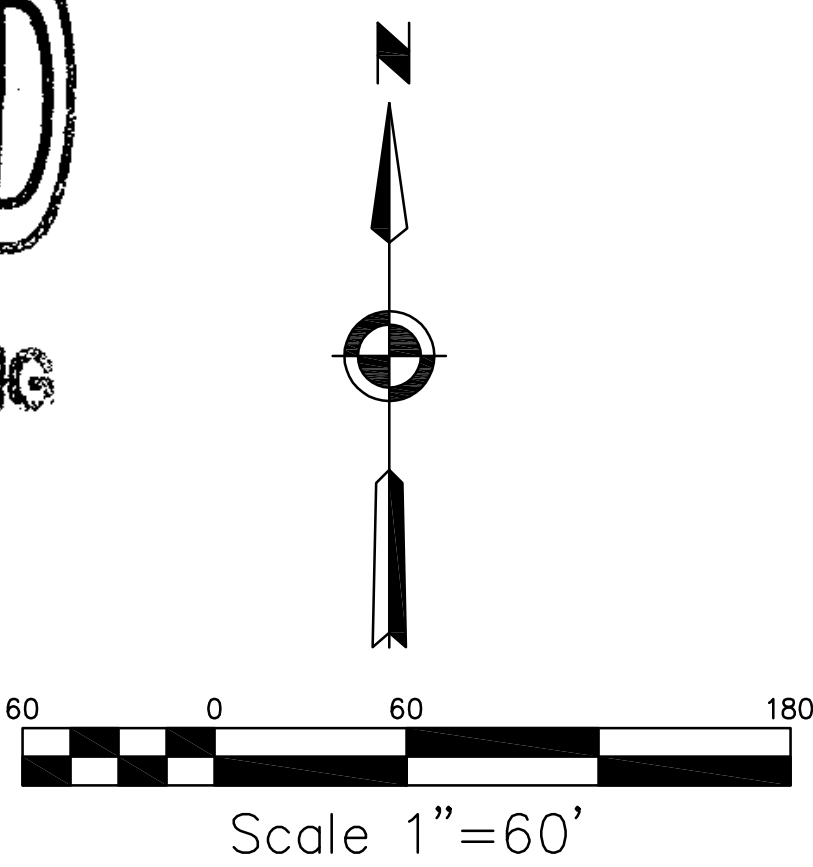
TYPICAL STREET SECTION



PRIVATE ROAD SECTION (TYPICAL)

NO SCALE

RECEIVED
JAN 31 2011
DEPARTMENT OF PLANNING
AND LAND USE

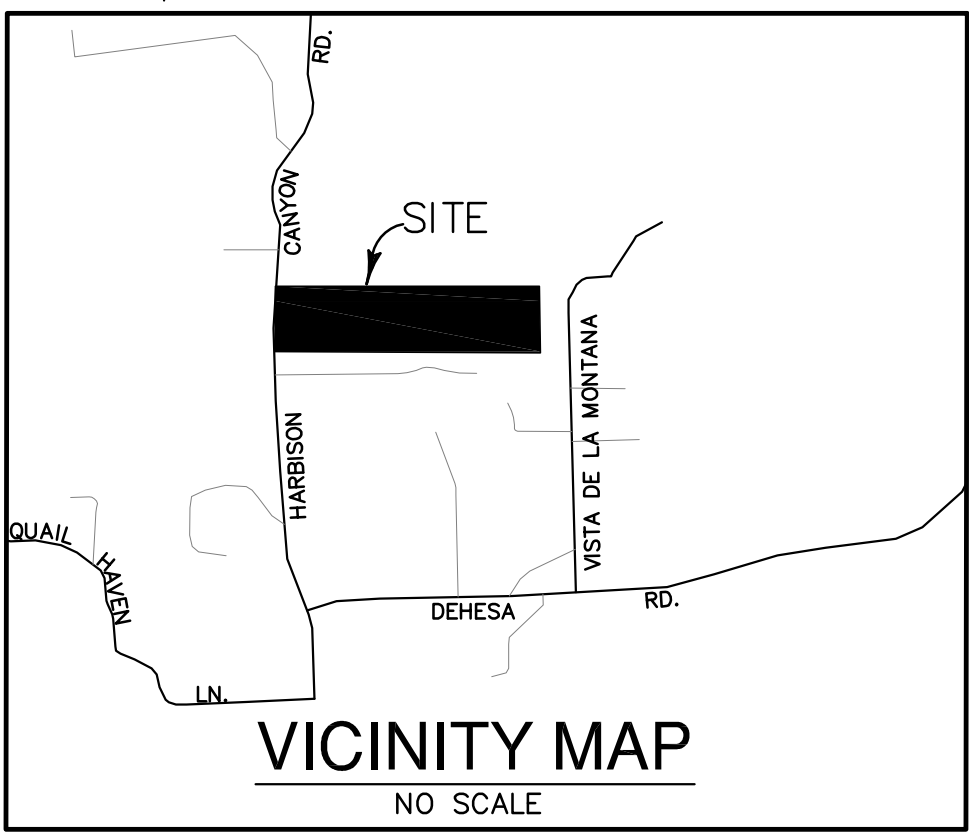


GENERAL PLAN SLOPE ANALYSIS		
LOT	MAX AVAILABLE DENSITY (UNITS/LOT)	AVERAGE SLOPE
1	1	19.6%
2	1	17.5%
3	1	14.9%
4	1	17.1%
REMAINDER	3	8.4%

SEE SLOPE ANALYSIS SHEETS DATED 11-5-08 FOR COMPLETE DETAILS

LEGEND:

ITEM	REG STD	SYMBOL
CENTERLINE		---
EXISTING LOT		---
SETBACKS		---
WETLAND BUFFER		---
SUBDIVISION BOUNDARY		---
PROPOSED LOT LINE		---
LOT NUMBER		---
PAD ELEVATION		---
FENCE		X X
EXISTING GAS		G
EXISTING WATER		W
EXISTING OVERHEAD ELECTRIC		OHE
EXISTING OVERHEAD CABLE		OHC
FIBER OPTIC		FO
ASPHALT		ASPH
CONCRETE		CONC
FIRE HYDRANT		HO
INDEX CONTOUR		670
INTERMEDIATE CONTOUR		---
EXISTING GRADED ROAD		---
EXISTING FLOODWAY		---
EXISTING FLOODPLAIN		---



DEH CERTIFICATION

REMAINDER LOT: EXISTING 3 BEDROOM SINGLE FAMILY DWELLING CONNECTED TO A 1500 GALLON TANK AND 300' OF STANDARD LEACH LINE. EXISTING 1 BEDROOM SECOND DWELLING UNIT CONNECTED TO A 1500 GALLON SEPTIC TANK AND 100' OF STANDARD LEACH LINE.

PARCEL 1: 1200 GALLON SEPTIC TANK CONNECTED TO 270' OF STANDARD LEACH LINE PLUS 100% RESERVE TO SERVE A 4 BEDROOM SINGLE FAMILY DWELLING.

PARCEL 2: 1200 GALLON SEPTIC TANK CONNECTED TO 270' OF STANDARD LEACH LINE PLUS 100% RESERVE TO SERVE A 4 BEDROOM SINGLE FAMILY DWELLING.

PARCEL 3: 1200 GALLON SEPTIC TANK CONNECTED TO 290' OF STANDARD LEACH LINE PLUS 100% RESERVE TO SERVE A 4 BEDROOM SINGLE FAMILY DWELLING.

PARCEL 4: 1200 GALLON SEPTIC TANK CONNECTED TO 320' OF STANDARD LEACH LINE PLUS 100% RESERVE TO SERVE A 4 BEDROOM SINGLE FAMILY DWELLING.